

**REAL ESTATE COMMISSION**  
Professional and Vocational Licensing Division  
Department of Commerce and Consumer Affairs  
State of Hawaii  
[www.hawaii.gov/hirec](http://www.hawaii.gov/hirec)

**MINUTES OF MEETING**

The agenda for this meeting was filed with the Office of the Lieutenant Governor, as required by Section 92-7(b), Hawaii Revised Statutes.

Date: Friday, October 29, 2004

Time: 9:00 a.m.

Place: Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Present: John Ohama, Chair, Broker/Honolulu Commissioner  
Mitchell Imanaka, Vice Chair, Broker/Honolulu Commissioner  
Louis Abrams, Broker/Kauai Commissioner  
Carol Ball, Broker/Maui Commissioner  
Iris Okawa, Public/Honolulu Commissioner  
Vern Yamanaka, Broker/Hawaii Island Commissioner

Neil Fujitani, Executive Officer  
Diane Choy Fujimura, Senior Real Estate Specialist  
Cynthia Yee, Senior Condominium Specialist  
Lorene Kimura, Real Estate Specialist  
Ryan Yamashiro, Real Estate Specialist  
Cheryl Leong, Condominium Specialist  
David Grupen, Condominium Specialist  
Shari Wong, Deputy Attorney General  
Irene Kotaka, Secretary

Nicki Ann Thompson, Hawaii Association of REALTORS  
Myoung Oh, Hawaii Association of REALTORS  
Aly Hirani  
Corey Grubb  
Flora Spoden  
Deborah Krystal Miles  
Donald H. Graham, Jr., GMR LLC  
Lillian Y. Ito, GMR LLC  
Putman D. Clark, Ross, Gilpin, & Associates, Inc.  
Adam Keith  
M. Russell Goode

Absent: Kathleen Kagawa, Ph.D., Broker/Honolulu Commissioner  
Michele Sunahara Loudermilk, Public/Honolulu Commissioner  
Trudy Nishihara, Broker/Honolulu Commissioner

Call to Order: The Chair called the meeting to order at 9:06 a.m., at which time quorum was established.

Chair's Report: No Chair's report was presented.

Executive Officer's  
Report:

**Announcements, Introductions, Correspondence and Additional  
Distribution**

**Addition to the Agenda**

Upon a motion by Commissioner Yamanaka, seconded by Commissioner Abrams, it was voted on and unanimously carried to add the following items to the agenda:

6. Licensing – Applications
  - n. Kenneth P. Birch
  - o. Adam C. Keith

**Additional Distribution**

The following materials were distributed prior to the start of the meeting:

6. Licensing – Applications
  - j. Ross, Gilpin, & Associates

**Minutes of Previous Meeting**

Upon a motion by Commissioner Imanaka, seconded by Commissioner Ohama, it was voted on and unanimously carried to accept the minutes of the September 24, 2004 Real Estate Commission meeting.

Committee Reports:

**Laws and Rules Review Committee**

Upon a motion by Commissioner Okawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to accept the report of the October 13, 2004 Laws and Rules Review Committee meeting as follows:

1. Minutes of September 8, 2004 – **Accept**
2. Program of Work, FY05
  - a. Neighbor Island Outreach – The next neighbor island outreach is scheduled for Wednesday, November 10, 2004, at the offices of the REALTORS Association of Maui, located at 441 Ala Makani Place. The Committee meetings will be held as follows:  
Laws and Rules Review Committee – 9:30 a.m.  
Education Review Committee – Upon adjournment of the Laws and Rules Review Committee, which convenes at 9:30 a.m.  
Condominium Review Committee – Upon adjournment of the Education Review Committee
  - b. Licensing Renewal – Renewal Workshops will be held in conjunction with the Specialists' Office of the Day on the neighbor islands and on Oahu, from 9:30 a.m. to 12:30 p.m., as follows:

Maui – Wednesday, November 10, 2004  
REALTORS Association of Maui, Inc., 441 Ala Makani Place,  
Kahului

Kauai – Monday, November 15, 2004  
Kauai Board of REALTORS, 4359 Kukui Grove, # 103, Lihue

Kona – Tuesday, November 16, 2004  
Kona Board of REALTORS, 74-5620 Palani Court, #106  
Kailua-Kona

Oahu – Thursday, November 18, 2004  
Honolulu Board of REALTORS, 1136 12<sup>th</sup> Avenue, Holomua  
Room, Honolulu

Hilo – Tuesday, November 23, 2004  
Hawaii Island Board of REALTORS, 26 Waiuanuenue Avenue,  
Hilo

3. Special Issues – Inquiry About Services Requiring a Real Estate License –  
**Recommend** that staff respond to Mr. Terada.
4. Next Meeting: Wednesday, November 10, 2004  
9:30 a.m.  
REALTORS Association of Maui, Inc.  
441 Ala Makani Place  
Kahului, Maui

LRRRC Chair Okawa reported that she and Commissioner Abrams had met with representatives of the Hawaii Association of REALTORS' Agency Task Force on Monday, October 25, 2004. The Hawaii Association of REALTORS has engaged counsel to draft their proposed bill on agency and is seeking input from the Commission on their bill. There will be further discussion on the proposed bill at the November 10, 2004 Laws and Rules Review Committee meeting. Tracy Stice, Chair of HAR's Agency Task Force, will be present at that time to discuss the bill and to answer any questions.

#### **Education Review Committee**

Upon a motion by Commissioner Yamanaka, seconded by Commissioner Abrams, it was voted on and unanimously carried to accept the report of the October 13, 2004 Education Review Committee meeting as follows:

1. Minutes of September 8, 2004 – **Accept**.
2. Continuing Education Administration, Curriculum, Courses, Providers, and Instructors
  - a. Administrative Issues – Real Estate Pocket Card for CE Course Entrance – **Recommend approval** that a current legible printed copy of the Professional and Vocational Licensing Division's "license screen" or actual on-line review of the "license screen" by CE provider that at the minimum reflect the licensee's name, license number, license expiration date, and license status for continuing education course entrance requirement is accepted as "notification of license status from the commission" per §16-99-115, Hawaii Administrative Rules, subject to verification with a picture identification of the licensee. Further clarification on the next rule making.
  - b. Course – "The Accredited Staging Professional Course," Author/Owner: Barb Schwarz, Stagedhomes.com; Provider: TBA; Course Category: Other (Staging); Clock Hours: 14 (6 credits for the 14 clock hours, a two-day course) – **Recommend denial** based on Sections 16-99-101(3) and (7), Hawaii Administrative Rules.

- c. Provider – Roger Butcher Training, Rhonda Butcher, Administrator – **Defer**.
  - d. Course – “How to Market You;” Author/Owner: Roger Butcher; Provider: Roger Butcher Training (pending approval); Course Category: Technology and the Licensee, Other (Professional Customer Service); Clock Hours: 3 – **Defer**.
  - e. Continuing Education Core Course – 2005-2006 Core Course RFP – **Recommend approval** with the following wording for item #6, Scope of Services, “Develop course materials to focus on Hawaii case studies and case studies relevant to Hawaii real estate practice.”
3. Prelicensing Education Administration, Curriculum, Schools, Instructors, and Equivalency
- a. Broker Curriculum and Resources – Broker online curriculum RFP – **Reject** the four proposals received by the October 8, 2004 deadline do not meet requirements specified in the RFP. Proposals submitted by 360 Training, Pacific Resources for Education and Learning/Hawaii Academy of Real Estate LLC/Pacific Learning Services, and Kuulei Holdings, Inc. were not within the RFP specification of meeting the State of Hawaii Small Purchase Contract requirements. Proposal submitted by Maselle Learning Systems did not meet the online delivery requirement of the broker’s curriculum in a modular format. Rather, the proposal was based on a “live internet delivery” of classes. Staff to follow-up on procurement procedures for the online broker’s curriculum project and conduct further review of proposals that offered online modular format for broker’s curriculum.
  - b. Rick Seiler email inquiry – **Recommend approval** of test implementation date of February 1, 2005, for new broker’s exam. Cut-off date for the 46-hour broker course is December 31, 2004. All prelicense schools and instructors certified for the 2005-2006 biennium will teach the 80-hour broker course effective January 1, 2005. Broker candidates completing the broker’s 46-hour course in 2004 will have through January 31, 2005 to take the current broker’s exam. Beginning February 1, 2005, all broker candidates will take the new broker’s exam, subject to expiration dates of applicable pre-examination certificates.
  - c. Salesperson’s Curriculum – RFP – **Recommend approval**.
4. Administration of Examinations
- a. Test Development and Scenario Exam Items – Amended Salesperson Content Outline – **Recommend approval** of revised salesperson content outline.
  - b. Promissor Test Problem – Maria Alayon – **Recommend issuance** of a Commission’s Proposed Final Order to bar the individual from taking future exams for a period of one year and the individual will be allowed 60 days from the date of the proposed final order to respond and present oral arguments.
5. Next meeting: Wednesday, November 10, 2004  
Upon adjournment of the Laws and Rules Review Committee Meeting, which convenes at 9:30 a.m.  
REALTORS Association of Maui, Inc.  
441 Ala Makani Place  
Kahului, Maui

Rick Seiler Email Inquiry – Specialist Kimura reported that she had spoken with Promissor after the Education Review Committee meeting. February 1, 2005 is the new implementation date for the real estate broker's licensing examination. Should the Commission decide to move the implementation date back, the latest date that a decision can be made is December 31, 2004.

### **Condominium Review Committee**

Upon a motion by Commissioner Imanaka, seconded by Commissioner Ohama, it was voted on and unanimously carried to accept the amended report of the October 13, 2004 Condominium Review Committee meeting as follows:

1. Minutes of the September 8, 2004 Meeting – **Accept**.
2. Condominium Governance and Management
  - a. AOA Registrations – 2003-2005 Biennium Registration – **Recommend approval** to ratify effective dates for the AOA 2003-2005 biennium registrations received through September 30, 2004.
  - b. AOA Reregistration – 2005-2007 Biennium Registration - **Recommend approval** to have the Condominium Educational Advisory Group members review and comment on the proposed reregistration prior to distribution.
  - c. Condominium Seminars and Symposium – Acknowledge receipt of Mr. Tom Berg's request to withdraw his request to be placed on the October 13, 2004 CRC agenda.
3. CPR Registration, Developer's Public Reports
  - a. September 2004 – **Recommend approval** to ratify issuance of effective dates of the developer's public reports and extensions issued for the month of September 2004.
  - b. Haiku Estates #5481, Jeffrey D. Watts, Esq. – **Recommend approval** to require the developer to register the condominium project, Haiku Estates #5481, in accordance with the Commission's current procedures, whereby, each increment or phase is registered as a separate "project" with a separate registration number. **Recommend further to** continue with the Commission's procedures to register each increment or phase as a separate "project" with a separate registration number. Additionally, **recommend approval** to allow The Villages at Mauna Lani, CPR #4547, to continue to amend its developer's final public report with a developer's supplementary public report to report the change when adding more apartments to the project based on the unique facts surrounding its initial registration."
4. Ko Olina Kai Golf Estates and Villas #5284, Nikki Senter, Esq. – Acknowledge receipt of request to defer this matter to the November 2004 CRC Meeting.
5. Program of Work, FY05 – Recodification of Chapter 514 A – Post Bill Passage Educational Activities – **Recommend approval** to retain the services of Gordon Arakaki, Esq., for post bill passage educational activities, pursuant to a small purchase contract. Further **recommend approval** to allow the Chair of the CRC and SEO to negotiate the specifics of the small purchase contract.
6. Neighbor Island Outreach – Kahului, Maui, November 10, 2004

7. Next Meeting: Wednesday, November 10, 2004  
Upon adjournment of the Education Review Committee Meeting, which is upon adjournment of the Laws and Rules Review Committee meeting, which convenes at 9:30 a.m.  
REALTORS Association of Maui, Inc.  
441 Ala Makani Place  
Kahului, Maui

Program of Work, FY05 – Recodification of Chapter 514 A – Post Bill Passage Educational Activities – Senior Specialist Yee reported that Mr. Arakaki rejected the small purchase contract offer. Staff will procure the services requested by Act 164(SLH 2004) through a sole source procurement; or in the alternative, a "Request for Proposal."

Licensing and Registration – Ratification:

Upon a motion by Commissioner Okawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to approve the ratification of the attached list.

Licensing – Applications:

Chair Ohama asked the applicants present to indicate if they wished to have their applications considered in executive session. The following requested and were granted executive session:

Aly Hirani  
Deborah K. Miles

Executive Session:

Upon a motion by Commissioner Imanaka, seconded by Commissioner Okawa, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(a)(1), HRS, "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both".

Upon a motion by Commissioner Abrams seconded by Commissioner Imanaka, it was voted on and unanimously carried to move out of executive session.

Licensing – Applications:

**Corey B. Grubb**

Corey Grubb was present to answer any questions the Commissioners may have regarding his application for a real estate salesperson's license. Mr. Grubb was asked if he wished to have his application considered in executive session. He declined the offer.

Mr. Grubb stated that he has moved on since the incident, is married and has two children. He informed the Commissioners that he holds a time share license in South Carolina and has no infractions against his time share license. He is a different person now than he was before.

Commissioner Okawa thanked Mr. Grubb for submitting his documents.

Mr. Grubb stated that he had moved to Hawaii to engage in time share activity. He needs to have a real estate license in order to sell time share in Hawaii. He did not think that it would be that difficult to get a real estate license in Hawaii. He would use his license to engage mainly in time share. He will do whatever is required to get his license.

Upon a motion by Commissioner Okawa, seconded by Commissioner Imanaka, it was voted on and unanimously carried to take this matter under advisement.

Mr. Grubb added that he is the sole provider for his family and his wife stays at home with their children.

**Flora J. Spoden**

Flora J. Spoden was present to answer any questions the Commission may have regarding her application for a real estate salesperson's license. Ms. Spoden declined to have her application considered in executive session.

Ms. Spoden stated that she owns up to everything that happened in the past and has had no further convictions. She told the Commissioners that she has changed her life and have moved on to bigger and better things. She no longer associates with ruffraff.

Ms. Spoden informed the Commissioners that she had tried real estate 20 years ago but she was not prepared for it. She requested that the Commission grant her another opportunity to obtain her real estate license.

Commissioner Abrams thanked her for coming to the meeting.

Upon a motion by Commissioner Imanaka, seconded by Commissioner Abrams, it was voted on and unanimously carried to take this matter under advisement.

**Ross, Gilpin & Associates, Inc.**

Putman D. Clark, Vice President of Ross, Gilpin & Associates, Inc., was present to answer any questions the Commission may have regarding the corporation application of Ross, Gilpin & Associates, Inc.

Mr. Clark stated that the Commission may have concerns about his ownership interest in the corporation. Mr. Clark stated that he has a 20% ownership interest in the corporation. Both Dean Gilpin and Gary D. Ross have worked for Mr. Clark in the past. Since they are involved in a specialized area, Mr. Clark told them that it would be better for them to own their own company. His ownership in the company is passive. Mr. Clark stated that he understands the rules of disclosure when the two companies conduct business with their clients.

Mr. Clark was asked if he was involved in the decision making process in his position as a director. He answered, "Yes."

Mr. Clark was asked to explain how his company and Ross, Gilpin & Associates, Inc. differ. Mr. Clark stated that both Mr. Gilpin and Mr. Ross are involved in high-end developments, such as Hokulia. They could come in for a higher commission split. Mr. Clark stated that everyone is treated equally at his company. He advised them that they would be better off establishing their own company.

Upon a motion by Commissioner Imanaka, seconded by Commissioner Okawa, it was voted on and unanimously carried to take this matter under advisement.

### **GMR LLC**

Ms. Lillian Ito was present representing GMR LLC. She informed the Commissioners that Donald Graham was present earlier, but he had to leave due to a prior commitment.

Ms. Ito stated that she had been with the company since 1988. She was present to answer any questions the Commissioners may have regarding the conversion of Graham Murata Russell to GMR LLC.

Upon a motion by Commissioner Imanaka, seconded by Commissioner Okawa, it was voted on and unanimously carried to take this matter under advisement.

### **Adam C. Keith**

Adam C. Keith was present to answer any questions the Commissioners may have regarding his application for a real estate salesperson's license. Mr. Keith was asked if he wished to have his application considered in executive session. He declined the offer.

Mr. Keith stated that he understands the Commission's concern and has taken action on his problem with alcohol. He has had a lot of life-changing experiences. He has a new baby daughter. He has been a chef for 18 years and is hoping to get out of the restaurant business. He stated that he has been sober for two years. He took some time out and applied himself to getting his real estate license. Mr. Keith stated that his life in the past one and one-half years has been the best that he ever had. His family is ecstatic and his family understands that no matter what the Commission decides, he will remain sober.

Commissioner Yamanaka asked Mr. Keith about his pending case in Colorado. Mr. Keith stated that they have not decided whether or not to try him. The next trial date is scheduled for November 22, 2004. The incident occurred in early 2003. Mr. Keith then made a decision to stop drinking. Mr. Keith added that he would like to sell time share but needs to have a real estate license in order to do so.

Upon a motion by Commissioner Okawa, seconded by Commissioner Abrams, it was voted on and unanimously carried to take this matter under advisement.

### Real Estate Recovery Fund Report:

No report was presented.

### Committee Reports:

#### **Education Review Committee**

Mr. Goode informed the Commissioners that regarding the February 1, 2005 implementation date for the new broker's examination, no one will be able to provide the broker's course because there is no information available on it. The only person who can provide the information is Mr. Richardson. Mr. Goode stated there will be people who want to take the test but they will not be prepared for it. Normally, there are only five to six people who sign up for the broker's prelicensing class, however, more people are taking it now because of the change in the examination.

Mr. Goode was asked if he received the broker's curriculum. Mr. Goode stated that he received it via email, however, some schools do not have email. One school does not even have a fax machine. Mr. Goode stated that none of them know exactly what the Commission wants.

Mr. Goode was informed that the Commission is looking for a course built around the content.

Commissioner Ball stated that she was concerned because at the onset when the Commission was trying to set the date for the testing, she was concerned that the prelicensing schools did not have enough time and information to develop the real estate broker's prelicensing course. Commissioner Ball stated that she teaches prelicensing courses. She does not teach the broker's prelicensing course, but she knows what it takes to develop and deliver the courses. She could not conceive of any course being developed in that short a period of time. She stated that she was very happy to hear Mr. Goode express his concerns. Commissioner Ball stated that it was all of our problems because these are the people that we are educating to be the real estate brokers of tomorrow. We need to give the schools enough time to prepare the course of study.

Commissioner Ball apologized for not speaking up sooner. She stated that she had not heard from any of the providers and thought that everything was on track.

Commissioner Yamanaka stated that the Commission did have a forum and workshop with the providers but they did not receive feedback from the providers.

Senior Specialist Fujimura reported that there was an industry school day when a hard copy of the broker's curriculum was distributed to those present. The curriculum was approved in July. It is up to the schools to decide whether or not they will be able to provide the 80 hours of instruction.

Senior Specialist Fujimura stated that she had received two calls from schools that are providing the courses. The hard copy of the curriculum was distributed at the meeting and has been available through email.

Specialist Kimura added that the whole process had started more than a year ago. There was a group meeting in February, which schools and providers were invited to, and they were asked to provide feedback. Many schools were represented at that meeting. There were representatives from each of the prelicensing schools. The information/comments that were received were forwarded to Mr. Richardson and Ms. Lind. At a meeting in August, the final version was distributed Mr. Richardson and Ms. Lind invited those present to provide feedback.

Commissioner Abrams stated that the Commission realized that by increasing the number of hours, providers had to make a decision based on economics. The Commission decided to move into an online version of the course. The Commission is satisfied that there are providers who are interested in providing the broker's curriculum.

Mr. Goode stated that he did not attend the meetings because he was teaching a continuing education course at that time. No one perceived how the curriculum could be put into effect in January for testing in February.

Commissioner Ball stated that the consuming public is who we are thinking about, especially if the course cannot be provided quickly and the test becomes effective on February 1, 2005.

Chair Ohama stated that the revision of the broker's curriculum has been on the Commission's program of work for over twenty years. The Commission has been able to make great strides in getting the curriculum done. The Commission hired someone to help develop and revise the curriculum but not for the delivery. Providers are notified through various forms, such as email and School Files.

Commissioner Yamanaka stated that he disagreed with the point that the consuming public is the number one issue.

Commissioner Ball stated that the time frame between the completion of the curriculum and the onset of the testing is too short. She would like to see it delayed to June 1, 2005.

Commissioner Abrams stated that the schools have had plenty of time to submit their comments/concerns to the Commission but they have not done so. The Commission extended the implementation date to February 1, 2005 because they thought that people would be going in fairly quickly knowing that the test was changing. Commissioner Abrams asked if it could be determined how many would be taking the exam. He was informed that the information was not available.

Further discussion on this matter was deferred to the November 10, 2004 Education Review Committee meeting.

Mr. Goode asked if the student received a certificate that was good for two years and did not take the ADR course, would they have to retake the course? No. If the student failed the test, would they have to retake the course? No.

Chair's Report:

**Announcements, Introductions, Correspondence and Additional Distributions**

Ms. Thompson thanked the Subcommittee on Agency members who met with the Hawaii Association of REALTORS' Legislative Committee to discuss HAR's proposed legislation on agency. The legislative program will be presented at the Laws and Rules Review Committee Meeting on November 10, 2004.

Ms. Thompson also introduced Myong Oh, HAR's Political Affairs Analyst, to the Commission.

Recess:

Chair Ohama recessed the meeting at 10:23 a.m.

Reconvene:

Chair Ohama reconvened the meeting at 10:35 a.m.

Executive Session:

Upon a motion by Commissioner Imanaka, seconded by Commissioner Abrams, it was voted on and unanimously carried to enter into executive session, pursuant to Section 92-5(a)(1), HRS, "To consider and evaluate personal information relating to individuals applying for professional or vocational licenses cited in section 26-9 or both".

Upon a motion by Commissioner Okawa, seconded by Commissioner Imanaka, it was voted on and unanimously carried to move out of executive session.

Licensing –  
Applications:

**Aly M. Hirani**

After a review of the information presented by the applicant, Commissioner Imanaka moved to approve the real estate salesperson's license of Aly M. Hirani. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Corey B. Grubb**

After a review of the information presented by the applicant, Commissioner Abrams moved to approve the real estate salesperson's license of Corey B. Grubb. Commissioner Yamanaka seconded the motion. The motion was voted on and unanimously carried.

**Kathleen S. Mayberry**

After a review of the information submitted by the applicant, Commissioner Okawa moved to approve the conditional real estate license of Kathleen S. Mayberry, effective January 1, 2005 as requested. Commissioner Imanaka seconded the motion. The motion was voted on and unanimously carried.

**Stephen P. Abe**

After a review of the information submitted by the applicant, Commissioner Yamanaka moved to deny the real estate salesperson's license application of Stephen P. Abe, pursuant to §§467-8(3) and 436B-19(1)(8)(12), HRS. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

**Kelly J. Lawrence**

After a review of the information submitted by the applicant, Commissioner Okawa moved to defer decision making on the real estate salesperson's license application of Kelly J. Lawrence and to request the applicant's appearance at the November 24, 2004 Real Estate Commission Meeting. Commissioner Imanaka seconded the motion. The motion was voted on and unanimously carried.

**Deborah K. Miles**

After a review of the information presented by the applicant, Commissioner Abrams moved to approve the real estate salesperson's license application of Deborah K. Miles. The motion died due to the lack of a second.

After a review of the information presented by the applicant, Commissioner Yamanaka moved to deny the real estate salesperson's license application of Deborah K. Miles. Commissioner Ball seconded the motion. The motion was voted on. Commissioners Yamanaka and Ball voted in favor of the motion. Commissioners Imanaka, Abrams, Okawa and Ohama voted against the motion. The motion died due to a lack of quorum.

After a review of the information presented by the applicant, Commissioner Abrams moved to deny Deborah K. Miles' application for a real estate salesperson's license unless within 60 calendar days she submits written proof of payment, written proof of discharge, or an approved written payment plan with the Internal Revenue Service (IRS) for all outstanding tax obligations. Commissioner Okawa seconded the motion. The motion was voted on and unanimously carried.

#### **Flora J. Spoden**

After a review of the information presented by the applicant, Commissioner Okawa moved to approve the real estate salesperson's license application of Flora J. Spoden. Commissioner Imanaka seconded the motion. The motion was voted on and unanimously carried.

#### **Rana Nuesca**

After a review of the information submitted by the applicant, Commissioner Ball moved to approve the real estate broker's license application of Rana Nuesca. Commissioner Abrams seconded the motion. The motion was voted on. Commissioners Imanaka, Okawa, Abrams and Ball voted in favor of the motion. Commissioners Yamanaka and Ohama opposed the motion. No decision was made due to the lack of five votes in favor or in opposition.

After a review of the information submitted by the applicant, Commissioner Ball moved to defer decision making to the November 24, 2004 Real Estate Commission Meeting and to request the applicant's appearance. Commissioner Abrams seconded the motion. The motion was voted on and unanimously carried.

#### **Earl S. Claus**

After a review of the information submitted by the applicant, Commissioner Abrams moved to approve the real estate broker's license application of Earl S. Claus. Commissioner Yamanaka seconded the motion. The motion was voted on and unanimously carried.

#### **Ross, Gilpin, & Associates, Inc.**

After a review of the information presented by the applicant, Commissioner Imanaka moved to approve the real estate corporation application of Ross, Gilpin, & Associates, Inc. Commissioner Okawa seconded the motion. The motion was voted on and unanimously carried.

#### **GMR LLC**

After a review of the information presented by the applicant, Commissioner Imanaka moved to approve the conversion of Graham Murata Russell to GMR LLC. Commissioner Okawa seconded the motion. The motion was voted on and unanimously carried.

**John J. Stajduhar**

After a review of the information submitted by the applicant, Commissioner Imanaka moved to deny the restoration of John J. Stajduhar's real estate salesperson's license, pursuant to §§467-8(3) and 436B-19(1)(5)(8)(12)(13)(14), HRS. Commissioner Okawa seconded the motion. The motion was voted on and unanimously carried.

**Maria C. Alayon**

Upon a motion by Commissioner Abrams seconded by Commissioner Ball, it was voted on and unanimously carried to approve the Commission's Proposed Final Order, with 60 days for her to respond.

**Kenneth B. Birch**

After a review of the information submitted, Commissioner Okawa moved to approve the real estate salesperson's license of Kenneth R. Birch. Commissioner Imanaka seconded the motion. The motion was voted on and unanimously carried.

**Adam C. Keith**

After a review of the information presented by the applicant, Commissioner Abrams moved to approve the real estate salesperson's license application of Adam C. Keith. Commissioner Imanaka seconded the motion. The motion was voted on and unanimously carried.

Next Meeting: Wednesday, November 24, 2004  
9:00 a.m.  
Queen Liliuokalani Conference Room  
King Kalakaua Building  
335 Merchant Street, First Floor  
Honolulu, Hawaii

Adjournment: With no further business to discuss, the Chair adjourned the meeting at 11:29 a.m.

Reviewed and approved by:

/s/ Neil Fujitani  
Neil Fujitani  
Executive Officer

November 24, 2004  
Date

[ X ] Approved as circulated.  
[ ] Approved with corrections; see minutes of \_\_\_\_\_ meeting.

APPROVED APPLICATIONS FOR REAL ESTATE  
REAL ESTATE COMMISSION MEETING ON OCTOBER 29, 2004

<u>Brokers – Corporations and Partnerships</u>	<u>Effective Date</u>
Aloha Adventure Activities Inc. Meredith Stuart Murphy, PB	09/14/04
R. L. Realty, Inc. Ronald H. W. Lum, PB	09/14/04
Thomas S. Anderson, Inc., TSA Homes Kauai Tom Anderson, PB	09/24/04
Hazel P. Tando Realty, Inc. Hazel P. Tando, PB	10/15/04

<u>Brokers – Limited Liability Companies and Partnerships</u>	<u>Effective Date</u>
Napili Kai Management LLC Ruth V. Nettleship, PB	09/13/04
Aqua Hotels & Resorts, LLC William T. Tanaka, Jr., PB	09/16/04
Joni J. Metzler, Realtor, LLC Joni J. Metzler, PB	09/13/04
Winling Real Estate & Services, LLC Mabel Li, PB	09/14/04
Maui Flat Fee Realty, LLC James Gaffney, PB	10/06/04
Maleko, LLC Scott B. Gomes, PB	10/06/04
Complete Rental Management, LLC, CRM Thomas Wayne Bashaw, PB	10/07/04

<u>Brokers – Sole Proprietor</u>	<u>Effective Date</u>
Kenneth Dresner	09/17/04
Linda L. Harrison, Maui Rainbow Realty	09/09/04
Thomas K. Richmond, West Maui Realty	09/22/04
Dennie Michael Richards, Richards Realty Services	09/22/04
Carmela De Marco	09/24/04
Sharyn E. Holliday	09/02/04
Clayton K. M. Tom	09/07/04
Beverly L. W. Sunn	09/14/04
William K. Malish	09/27/04
Leroy A. Brilhante, Leroy Brilhante, Realtor	10/07/04

<u>Trade Name</u>	<u>Effective Date</u>
James Alexander Dowsett, Great Hawaii Properties	09/16/04
Jonathan L. Kim, Inc., Honolulu City Properties	10/06/14

<u>Branch Office</u>	<u>Effective Date</u>
Ko Olina Realty, LLC	09/21/04
Sleeping Giant Realty Inc.	09/20/04
CB Richard Ellis Hawaii Inc.	09/29/04

<u>Equivalency to Uniform Section of Examination Certificate</u>	<u>Expiration Date</u>
Stephen Eugene Combs	09/20/06
Charlotte Elaine Caron	09/20/06
Fernando Enriquez Po	09/20/06
Shelly Mei-Lin Nakasone	09/21/06
Jeff R. Canion	09/21/06
Daniel Asher Hakakha	09/21/06
Louis Scott Barnes	09/22/06
Stephen D. Ellis	09/22/06
Rodney LeRoy Dargatz	09/22/06
James J. Forno	09/22/06
Sondra Jean Van Metre	09/24/06
Stephen Michael Robertson	09/24/06
Larry L. French	09/24/06
Kelly Anne Hess	09/24/06
Lenore Jean Greiner	09/24/06
Richard C. Lee, III	09/27/06
Wendy Dianne Moore Pulsifer	09/27/06
Dianne C. McCormick	09/28/06
David William Leavitt	09/29/06
Vicki Foster Fleming	09/30/06
Debbie Lynn Bozlee	09/30/06
Teresa Cox Fortney	09/30/06
Patricia Fay Kelley	10/01/06
Michael Lee Hoover	10/04/06
Esther L. Glenn	10/06/06
Mary Irene Deguchi	10/07/06
Daniel Clifford Goldsmith	10/08/06
Laurie Sue Gingerich	10/11/06
John Anthony Del Gatto	10/12/06
Ashley Gibson Fisher	10/12/06
Thomas Daniel Bovensiep	10/12/06
Tazewell Adams Brown	10/12/06
Elizabeth Adelle Seibert	10/12/06
Mark Alan Schuster	10/14/06
Nancy Adair	10/14/06
Deborah Sue Wallace	10/14/06
Dianne Ardell Rockett	10/14/06
Giggie G. Ray	10/15/06
Sarah Quevedo	10/15/06
Abigail Jeehee Lee	10/15/06

Equivalency to Uniform Section of Examination Certificate

Sandra Jean Adelstein  
Julieanne Lam Phan

Expiration Date

10/20/06  
10/20/06

Educational Equivalency Certificate

Robert W. Avallone  
Charlotte Elaine Caron  
Stephen Eugene Combs  
Fernando Enriquez Po  
Shelly Mei-Lin Nakasone  
Jeff R. Canion  
Daniel Asher Hakakha  
Louis Scott Barnes  
Stephen D. Ellis  
Rodney LeRoy Dargatz  
Sondra Jean Van Metre  
Stephen Michael Robertson  
Larry L. French  
Laurie Ann Fujiyama  
Michael Allen Holmes  
Kelly Anne Hess  
Lenore Jean Greiner  
Heidi S. Coons  
Wendy Dianne Moore Pulsifer  
Akiko Mori B. Lundstrom  
Dianne C. McCormick  
Jill Chiemi Shiraishi  
David William Leavitt  
Vicki Foster Fleming  
Debbie Lynn Bozlee  
Teresa Cox Fortney  
Patricia Fay Kelley  
Michael Lee Hoover  
Esther L. Glenn  
Justin William Maxwell  
Nancy A. Helmer  
Roger Anthony Masca  
Pedro Teixeira De Sousa Pinto  
Mary Irene Deguchi  
Daniel Clifford Goldsmith  
Laurie Sue Gingerich  
John Anthony Del Gatto  
Ashley Gibson Fisher  
Thomas Daniel Bovensiep  
Tazewell Adams Brown  
Elizabeth Adelle Seibert

Expiration Date

09/20/06  
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10/12/06

Educational Equivalency Certificate

	<u>Expiration Date</u>
Mark Alan Schuster	10/14/06
Nancy Adair	10/14/06
Deborah Sue Wallace	10/14/06
Dianne Ardell Rockett	10/14/06
Garret Kuniichi Hashimoto	10/15/06
Mary Ann McAndrew	10/15/06
Giggie G. Ray	10/15/06
Curtis Glen Phillips	10/15/06
Sarah Quevedo	10/15/06
Abigail Jeehee Lee	10/15/06
Loreen Ann Alexander	10/18/06
Sandra Jean Adelstein	10/20/06
Chung Wan Potts	10/20/06
Julieanne Lam Phan	10/20/06

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Steven Douglas Baker	09/20/06
Fernando Enriquez Po	09/20/06
Robert W. Avallone	09/21/06
Carrie Nicholson	09/21/06
Sara Malia Hatfield Galiza	09/21/06
Daniel Asher Hakakha	09/21/06
Kelly Ann C. W. Allen	09/21/06
Jeremy L. Long	09/21/06
Rodney LeRoy Dargatz	09/22/06
James J. Forno	09/22/06
Kitty S. O'Hern	09/22/06
Sondra Jean Van Metre	09/24/06
Stephen Michael Robertson	09/24/06
Mary Ann Fox	09/24/06
Nancy A. Helmer	09/24/06
Helen Linh On	09/24/06
Eldie P. Gawiran	09/24/06
Rachel Ball Phillips	09/24/06
Laura Jean Coffey	09/24/06
Randolph Earl Bush	09/24/06
Kelly Anne Hess	09/24/06
Akiko Mori B. Lundstrom	09/27/06
Sidnie L. Zari	09/27/06
Karl Oliver Hynes, Sr.	09/27/06
Kristilee K. Correa	09/27/06
Carol Wasserman Star	09/28/06
Christi Lynn Mallicoat	09/29/06
Charles Raymond Crittenden	09/29/06
David William Leavitt	09/29/06

Real Estate Broker Experience Certificate

	<u>Expiration Date</u>
Clinton Wai On Ho	10/01/06
Diane C. Chavez	10/01/06
John J. Cote	10/01/06
Wayne Ross	10/05/06
Glenn Michael Takase	10/06/06
Gaston J. Ouellet	10/06/06
Cheryl L. Dillon	10/05/06
Daniel Clifford Goldsmith	10/08/06
Robert J. Wall	10/11/06
Susan D. Bowman	10/11/06
Linda Bertsch	10/11/06
John Anthony Del Gatto	10/12/06
Thomas Daniel Bovensiep	10/12/06
Elizabeth Adelle Seibert	10/12/06
Linda Bertsch	10/11/06
Nancy Adair	10/14/06
Denise L. Lugo	10/14/06
Candace Yorie Yap	10/14/06
Joline C. Chang	10/15/06
Stacy Leiko Sumile	10/15/06
Linda Mensching	10/15/06
Joan Graham	10/15/06
Ivan Kent Richards	10/20/06
Warren S. L. Lim	10/20/06
Julianne Lam Phan	10/20/06

Continuing Education Equivalency

	<u>Effective Date</u>
Debbie Joy Floria	10/15/04

Real Estate Broker (upgrade)

	<u>Effective Date</u>
Lisa A. Carts	09/14/04
Duane K. Nishimura	09/14/04
Aimee A. Tanaka	09/17/04
Mabel X. Li	09/14/04
Danny Tan Lam	09/22/04
Marcus Anthony Lauren	09/21/04
Thomas K. Richmond	09/22/04
Tom Anderson	09/24/04
Ron Torngren	09/24/04
Carmela De Marco	09/24/04
Simone Swanson	09/27/04
Anna Garcia	09/28/04
Diana Schommer	09/30/04

Real Estate Broker (upgrade)

Scott Y. Sakata

Gary L. Garrett

Chikako Tomita

Melody S. Sunahara

Lauren Robin

Patricia L. Kiernan

Effective Date

09/30/04

10/04/04

10/12/04

10/14/04

10/15/04

01/01/05

Restoration – Real Estate Broker

Leroy A. Brilhante

Effective Date

10/07/04

Restoration – Real Estate Salesperson

Mickie Y. Diamant

Elwood Schwartz

Effective Date

09/10/04

09/27/04